Not in Steel New; Has Reformed -Schwab Good for 30 Years-He (Carnegle) is

Andrew Carnegie arrived in New York from Europe on the American liner St. Paul, yesterday afternoon. He declined to be drawn into politics, even refusing to withdraw his name from the Tammany campaign, although he brought his young wife and daughter back with him to this Tammanyized city.

"I have nothing to say of New York politice," he said; "I am no partisan."

He went on to show that he was still a joker, however, saying, when he was asked about the steel business, that he was now out of that—having reformed. He also revived a worthy joke when he was asked regarding the formation of a British Steel "The English are not inclined to combine," he said; "you know it has been said that every Englishman is an island by himself."

The reformed ironmaster then passed to epigram. The reported remarks of President Charles M. Schwab of the United States Steel Corporation, that the Connellsville coal fields and the Lake Superior iron beds would be exhausted in thirty and eixty years respectively, being repeated to him, Mr. Carnegie's ambiguous reply was that Mr. Schwab wouldn't be exhausted in thirty years; "he's a young man, you

Andrew D. White, who was responsible for the report which went all around the country a few weeks ago that Mr. Carnegie was full of good things, came up in the course of the questioning to which the master of Skibo was subjected and Mr. Carnegie remarked: "Ambasador White ment some happy days with me at Skibo's and when a man like him is with me I al-

and when a man like him is with me I always feel full of good things."

Mr. Carnegie added soberly: "Mr. White is one of our most valuable men."

The didactic form which some of Mr. Carnegie's deliverances have taken led to a question as to just what preaching might be expected from him next, and he said that his position was not one of preaching, but that, if he did preach, his sermon would contain mighty little theology but a plenty of religion.

Mr. Carnegie was asked for his views of the Isthmian canal project and unhesitatingly expressed himself as not favoring it, in fact as disbelieving in the scheme altogether. In the transportation of goods he said that he did not think that a canal could be as serviceable as a double-track railroad. He said that freight could be transported in fifty-ton cars and reloaded into ships at a lees cost, all the handling included, than it could be carried in 10,000-ton ships, even were the canal for these ships free from tolls. The proposed Nicaragua canal, he thought, could not be practicable, but he said that the Panama canal could be made workable. "But there is more sentiment behind the canal than good sense," he said. behind the canal than good sense,

he said.

Mr. Carnegie said that the way in which his gift to New York city for libraries had been received left nothing to be desired, and that the necessary papers had been executed properly and promptly. As to his \$5,000,000 gift to Pittsburg for technical schools, he said that he had received a report on the subject from the Pittsburg committee, of which Mr. McConway was chairman, but that he was not ready to talk on that matter now. The report was in every way worthy of the city of Pittsburg, he said, and he said that he had every confidence in his friend, Judge Josiah Cohen, who was looking after same of his personal matters connected with public interests in Pittsburg. He expects to go to Pittsburg shortly and will be likely to have something more to say of his Pittsburg benefactions the n.

Reciprocity was brought up, and Mr. Carnegie said that it was a pretty word.

burg benefactions the n.

Reciprocity was brought up, and Mr.

Carnegie said that it was a pretty word.

"A very fine word to speak," he said, "but to arrange the details of the policy is a very difficult matter." He said that he had spent many pleasant hours talking on that subject with the late James G. Blaine, who believed in many things at first

The best policy is to reduce protective duties, said Mr. Carnegie, "Washington's

PRESHMEN SANG TO THE STARS.

Were Made to Perco on Telegraph Poles

Tried were married yesterday afternoon to the Church of the Reavenly Rest. Fifth Dr. D. Parker Morgan performed the creamony The bride wise given away by her inther, Charles black-anded, with school he entered black-and the wing was made of honor and her stake with school from the form and best and the bridge was a head form and fact stake action with Therefore had not find the bridge with a head for the property of th

Carriago, Nov 2 Patier derenigi, J. Gravier has started his retalistory figure against the authorities of the Bounas begus and for because datasges for ideal to stand the partition of father the partition of the archattoness. The alleged littled is beased on the partitional by Father Barry, editing the accommunication by Father Barry, acting for Architecture French It is bold by Father Crowley that he was not excess maniculated, and could had be so principled without a grial, according to the laws of the Church

Value of Farms, \$23,125.200; Value Farm Produce, \$6,833,864.

Washington, Nov. 2 .- The Census Bureau to-day issued a report on the agricultural resources of the State of Rhode Island. The farm lands of the State have an area of 712 square miles, or 67.6 per cent. of the total land surface. Most of the land for Religion, Not Theology—Canal of the total land surface. Most of the land is Sentiment, Reciprocity is Vain. is slaty, however, and more suitable for grazing than cultivation, and about onefourth of the total area is woodland. The value of the 5,498 farms of the State is \$23,-125,260, of which \$9,703.490, or 42 per cent., represents the value of land and improvements exclusive of building. The average value of land per acre, exclusive of buildings, ranges from \$14.88 in Washington county to \$68.23 in Bristol county. For county to \$68.23 in Bristol county. For the State the average value s \$29.46 per

acre.
The value of the farm produce of 1899 was \$6,333,864, a gain since 1889 of \$2,115,564, or 50.2 per cent. Deducting \$869,140, or the value of farm products fed to live stock, there remains a gross income of \$5,364,724, equal to 19.9 per cent. of the total invested in farm property.

equal to 19.9 per cent. of the total invested in farm property.

The receipts from animal products in 1899, amounting in the aggregate to \$3,202,205, constitute \$1.4 per cent. of the total value of the products fed to live stock. Dairy products had a value of \$1,923,707, or 35.9 per cent. of the gross income of farms, and poultry and eggs yielded an income of \$1,055,635.

The area used in 1899 in the production of vegetables was 10,982 acres, and the value of products obtained therefrom was \$992,467. Hay and forage and the cereals, the report says, are no longer the source

the report says, are no longer the source of any considerable direct income.

POOR WHALING CATCH.

Frisco Pleet Has Mct With the Worst Season on Record.

SAN FRANCISCO, Nov. 2 .- News of the catch of the 'Frisco whaling fleet, brought by the whaling steamer Jeannette to-day. shows that it is the most disastrous season on record. The Jeannette caught only one on record. The Jeannette caught only one whale and brings 1,000 pounds of bone and five packages of furs. On Oct. 12 the catch reported at Fox Island was: Belvidere, 12 whales; Beluga, 7 whales; Narwhal, 7; Bowhead, 8. The Bowhead has been out two years. The whalting steamers Karluk, Fearless and William Baylies had caught nothing, so that when the crews reach here they will be entitled to only \$1 each for nine months' hard work.

The Jeannette reports that not a whale was seen east of Point Barrow this season.

OBITUARY.

Edward J. Lonnen, who died yesterday in London, was known here through his ap-pearance with the London Gaiety Company at the Broadway Theatre in "Faust up to Date" in 1889. He had long been popular in London as a comedian in burlesque and his failure to find the same success here was in a measure due to the fact that he came immediately after Fred Leslie, who had become highly popular in New York the year before. He was 38 at the time of his death He came of an old English theatrical family and his real name was Champion. After years of hardship in barnstorming Mr. Lonnen got employment with a responsible company. He then acted with Miss Marriott and later wih Edward Terry. In 1884, he was fortunate enough to be taken by Miss Marriott to Sadler's Wells and he made so much of a reputation for himself there that he was engaged for the first production of "Falka" in London. Afterward he accepted George Edwardes's offer to become the leading comedian of the Gaiety Theatre and held that place until the time of his retirement. He was the first man to sing "Killaloe" and "I shall have them by and by." which were as successful here as they were in London and he also introduced to London audiences Meyer Lutz's plagiarism of Brahm's "The Bogie Man." hardship in barnstorming Mr. Lonnen got

Bogie Man.

John Newman, President of the Mechanjohn Newman, President of the Mechanjohn Newman, President of the Mechanjohn Newman, President of the Meyor of
Bayonne, N. J. died vesterday at his home,
in Avenue C and West Fourth street, that city,
of Bright's disease. He was in his seventyfourth year. The country of his nativity
was a matter of conjecture among his friends,
England, Ireiand and New England being
variously ascribed as his birthplace. For
more than forty years he was in the insurance business in New York city. For ten
years, from 1873 to 1883, he was President of
the Bayonne Board of Councilmen, and for
four years, from 1887 to 1891 he was Mayor
of the city. He served many years as director
and President of the New Jersey Athletic
Club which organization consolidated with
the Knickerbocker A. C. He was President and President of the New Jersey Athletic Club which organization consolidated with the Knickerbooker A. C. He was President of Bayonce Building Association No. 2, and was for than a decade a trustee of the Bergen Point Presbyterian Church. He is survived by a widow and a nephew, the latter being Henry Newman, his business associate, the only son of the late David Newman of Lincoln, Neb, and a nephew of former United States Senator Thurston, Funeral services will be held on Wednesday afternoon in the Fifth Street Reformed Church, Bayonne, There will also be Masonic ceremonies.

Were Made to Perco on Telegraph Poles and Render "Nearer, My God, to Thee."
NEW BRUNSWICK, N. J., Nov. 2.—In a running fight between Rutgers cophomores and freshmen last night a band of sophomores caught two freshmen, Charles W. Cappel of Warsaw, N. Y., and Albert L. Billman of Hoboken. They were forced to dimb a telegraph pole, and, perched upon the highest cross-last on a high own looking the Raritan River, were made to thing Nearer, My God, to Thee and invoke blessings upon the sophomores of Rutger Lit. He meantime other freshmen cought a sophomore of Rutger Lit. A supplemental of the neighborhood took a hand and Piusch Lit. Be meantime to the freshmen cought a supplemental to the neighborhood took a hand and Piusch the neighborhood took a hand and Piusch conspany begins business with \$16,000 aspital jead in The directors are Frank Belley, Healty Associates\* of Brooking, both ownigany begins business with \$16,000 aspital jead in The directors are Frank Belley, Healty Associates\* of Brooking, and Charles & Brown of New York, this Dilling of Piusch Brooking, God, Alexander F. Dr. Charles A Pallody, Alexander Rotter, Charles A Pallody, Alexander F. Dr. Charles A P

Duriting Houses in Maninettan Berough

AGRICULTURE IN RHODE ISLAND. FIRM FOR MONROE DOCTRINE.

OUR MESSAGE TO THE PAN-AMERICAN CONFERENCE.

Delivered in a Speech by Former Senator Davis Secretary Hay Made Honorary President-Organization Completed -The Arbitration Committee Named.

Chir or MEXICO, Nov. 2.-When the Pan-American Conference reached the election of permanent officers this morning, Gen. Reyes, Vice-President of Colombia, moved the election of former Senator Davis, chairman of the American delegation, as President by acclamation. In behalf of the United States delegate, Mr. Pepper made a speech in Spanish, thanking the Congress but declining the honor. Senator Davis for himself said the Americans were not here for office or preferment, but to stivance a general spirit of amity among all American nations. He said his country did not want territory, but was as firm as the Medes and Persians on the Monroe doctrine, which declares for the preservation of the integrity and commercial rights of all American nations.

for the preservation of the integrity and commercial rights of all American nations. There was much applause.

Several delegates suggested the election of Secretary Hay as honorary President. This was done by acclamation. Señor Raigosa was then made permanent chairman, and organization was completed by the election of Señor Duarie Pereira of Brazil as first Vice-President and Señor Estupinian of Salvador as second Vice-President.

The Arbitration Committee consists of Señors Bermejo of Argentina, Guachalla of Bollvia, Duarte Pereira of Brazil, Martinez Silva of Colombia, Calvo of Costa Rica, Blestgana of Chile, Carbo of Dominica, Carbo of Ecquador, Estupinian of Salvador, Buchanan of the United States, Laza Arriaga of Guatemala, Leger of Hayti, Davila of Honduras, Pardo of Mexico, Corea of Nicaragua, Baez of Paraguay, Alzamora of Peru, Cuestas of Uruguay, Gilfortoul of Venezuela.

Venezuela.

The Secretary asked that all propositions

The Secretary asked that all propositions concerning conference work be submitted for reading on Monday, when they will be referred to committees. Other committees will also be named then.

Washington, Nov. 2.—William I. Buchanan is one of the delegates representing the United States at the Pan-American Congress. He was appointed by President Cleveland Minister to Argentina and arbitrated the boundary dispute between Argentina and Chile. He was one of the directors of the Buffalo Exposition. Because of his experience in arbitrating the Argentine boundary dispute he was selected by the United States delegates to represent this country on the Committee on Arbitration, to which committee each country represented in the Congress assigned a representative. It is not thought here that Mr. Buchanan has reached the City of Mexico, as he did not accompany the other delegates, having remained behind to close up his work at Buffalo.

ROPE BROKE AT A HANGING. The Vietim and His Pricet Both Proclaimed the Man's Innocence.

RALEIGH, N. C., Nov. 2 .- Louis Council, one of the few colored men condemned to death for assault in this State, was hanged to-day at Fayetteville after a shocking attempt had failed to end his life. Council had received six respites from Gov. Aycock and the fight to save his life in the courts has been memorable, even dividing the Supreme Court. Just before the black cap was placed Father Marion, Council's spiritual adviser, said:
"Are you innocent or guilty?"
Taking the cross in his hand the negro

"Before God and man I am innocent."
The priest took the cross and holding it aloft declared:

it aloft declared:

Before this assembly and in spite of Gov. Avcock's action I declare Louis Council an innocent man."

When the trap was sprung the rope snapped and the body of the negro fell to the floor. The crowd witnessed the negro regain consciousness and with wonderful nerve walk to the trap again. The second attempt at hanging was successful.

SAN FRANCISCO, Nov. 2. Fire at Point Richmond last night destroyed the Santa Fé Railroad repair shops and much valuable machinery, causing a loss of \$125,000. The worst result of the fire is that the machinery

cannot be replaced for several weeks.

CLYNES.—At Jersey City, N. J., on Thursday, Oct. 31, 1901, Jane, widow of Thomas H. Clynes, aged 62 years. Puneral services will be held at her late residence, 185 Monticello av , Jersey City Heights, on Sunday, Nov. 8, 1901, at 4 P. M. Interment

Van Renseelaer, wife of Francis Delafield.

Puneral services at Grace Church, Broadway and 10th st., on Menday, Nov. 4, 1901, at 10 A. M. Interment at Jamaica, L. I. MORGAN -On Saturday, Nov. 2, 1901, suddenly.

Charles H. Morgan.
Funeral services will be held at Presbyterian.
Churen, Arlington, N. J., on Monday, Nov.
4, 1901, at 2:30 P. M. Relatives and friends
of the family, members of Evangelist Lodge
F and A. M. Metropolitan Lodge No. 33, 1. O. O. F. and Lebason Encomponent No. 12 are wo-invited to attend. Train leaves foot Cham-bers at at 1.50 P. M.

Nov. 2, 1901, John Newman, in his fist year Relatives and friends are invited to attend the funeral services at the Fifth Street Reformed Church, on Wednesday, Nov. 6, 1901, at a P. M. Train leaves fout of Liberty at New York, via New Jersey Central B. H., at 8.30 F. M. to

West 8th at station interment private. beloved wife of Alies N Spence.

Bervices at her late residence, corner 49th at each 18th av. borough Ferk, Brooklyn, on Nunday, Nov 8, 1901, at a F. M. Interment private.

Special Botices.

music depends their plane and the plane de-pends but so mus upon what you pay as where you go hou't go come anderson Planus \$250 upwarts Abtships 3 (3) als Turion hi

Reu Publications.

BOOKS, Indiana

Mantes Lemnles.

had noticed outside here yet at an appet time commisse which with the time to a part time commisse which are not appet time commisses as a plant outside and time for the part of the part The bit profinence of mercie of preserve internet to figure society discrete at home at the figure society discrete properties. In an uncil as in There who have those properties for any toroids, Page 12 Adv. Domestic Servants Wanted.

A.-A.-A.

Telephone Call, 1055 Mad. Sq.
MRS. L. SEELLY.
FOREIGN AND DOMESTIC

MALE AND FEMALE

EMPLOYMENT BUREAU.

ALL REFERENCES

STRICTLY INVESTIGATED.

Servants breaking engagements will be dismissed from office and forfeit all claims to fee

Brooklyn Office, 34 Nevins st.

CHAMBERMAIDS, Swedish cooks: \$20 to \$60; laundresses, waitresses, kitchenmaids: 20 cooks who wash and iron; laundresses who do chamberwork: French and German nurses; Germans, French and English ladies' maids; butlers, second and third men; servants in all capacities wanted immediately. Mrs. L. SEELY, 19 East \$2d st. Brooklyn office, 34 Nevins st. CHAMBERMAID AND WAITRESS, to go to forwalk, Conn.; wages, \$18; references required. Mrs. L. SEELY, 19 East 32d st. CHAMBERMAID to go to Washington, D. C.;
wages, \$20: references required.
Mrs. L. SEELLY, 19 East 32d st.
COOK AND LAUNDRENS to go to New Brighton;
wages, \$20: references required.
Mrs. L. SEELLY, 19 East 32d st.
COOKS to go to Lakewood, Bellport, Utlea,
Tuxedo Park, Amsterdam, N. Y., New Canaan,
Greenwich and Morristown, N. J.; wages, \$20 to \$40;
references required.
Mrs. L. SEELY, 19 East 32d st.

Mrs. L. SEELY, 19 East 32d st. ENGLISH PROTESTANT PARLORMAID for private family, to go to Tuxedo Park; wages, \$20; references required.

Mrs. L. SEELY, 10 East \$2d st. ENGLISH PROTESTANT NURSE for child of 2 years; wages, \$20; references required. Mrs. L. SEELY, 19 East 32d st. FRENCH BAND GERMAN LADIESMAIDS, wages, \$20 to \$25; references required.

Mrs. L. SEELY, 19 East 32d st. LAUDRESSES AND CHAMBERMAIDS to go to Irvington, Yonkers, East Orange, Port Chester Morristown, Greenwich: references required. Mrs. L. SEELV, 19 East 32d st.

PROTESTANT COOK AND LAUNDRESS also chambermaid and waltress to go to Catskill, N. Y.; good references requirred.

Mrs. L. SEELY, 19 East 32d st. MIS. L. SEELY, 19 East 32d St.

SWEDISH KITCHENMAID for private family
to go to Hempstead, L. L. wages, 818; references
required. Mrs. L. SEELY, 19 East 32d st.

SWEDISH LAUNDRESS to go to Hempstead,
L. I.; wages, \$26; references required.
Mrs. L. SEELY, 19 East \$2d st. SWEDISH LAUNDRESS AND CHAMBERMAID for small private family in city; wages, \$20; references required. Mrs. L. SEEEY, 19 East \$2d st. THOROUGHLY COMPETENT COOK; wages, \$50; to go to Washington, D. C.; also laundress and waitress, best references required.

Mrs. L. SEELY, 19 East 32d st. WAITRESS to go to Yonkers; wages, \$20; re-Mrs. L. SEELY, 19 East 52d st.

Employment Bureaus.

MISS WILD,
GENERAL EMPLOYMENT AND SHOPPING
ASTOR COURT BUILDING, MOOM 27.

Miss Wild supplies only the best of servants, giving arriet and personal attention to investigating references. A specialty is made of opening and cleaning houses and supplying visiting house-keepers. Inventories taken.

Finland Employment Bureau 1055 Third avenue.
Protestant servants furnished for private families;
Swedish, German, Finnish, English cooks, chambermands, laundreases, waitreases, houseworkers reference investigated; bureau for private families.

Wanted-Males.

WANTED AN EXPERIENCED **FACTORY** SUPERINTENDENT

to take charge of a large manufactur ing plant doing fine cabinet work must be a first-class executive, a good mechanic, and a thoroughly competent man. Reply, stating full particulars, to C. M. T., Room 514, 1135 Broadway, New York.

Corset Salesmen Wanted

Representative manufacturers of weil goods have openings for 1902 for first class B., box 189 Sun office. ADVERTISING BOOKKEEPER - Wanted, bright ADVERTISING BOOKKEEPER Wanted, bright young man who has had experience in a newspaper office; one who has a knowledge of advertising rates. Address, stating experience, C. L., box 148 Sun uptown office, 1265 Broadway.

ANY PERSON who will distribute circulars for 48 per day should address STANDARD COMPANY, 4 Wells, Chicago. Steady position no canvassing.

BOOKBINDERS -Cutter and trimmer. EUGENE C. LEWIS CO., 218 William 81. BOYS, CHRISTIAN, 15-17 years, wanted in large sholesale and retail house; must write an excel-ent hand, graduates of schools preferred. Ad-ires, in own handwriting, box 30. Station O, New

PAPER BOXES-Young man for general work; must be willing CHARLES MERKER, 145 Duane

SALESMAN to sell lithographed stationery and color work, by old well known house salary and commission, write, giving details, experience and references. P. P. Box 1970, New York.

WANTED Man in each county to represent oil established house, solid financial standing straight, houselide needly oash select of \$10 paid by there each Wednesday with all expenses, if rect from head-purities, money advanced for expenses. Mahatelit, \$17 Caston Building, Ch.

WANTED A number of machine tenders and back tenders, non-union men, for new paper mill, bone and news at 50 per week Addless STEATLY EMPLOYMENT to a law som office.

AGROTH All chance buy our receipt chair public time teachers and heavy file any receive low price cample to be a face Reis to , look O D7 Springfleid, O Situations Wanted Females.

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TIME TAILT Inquire Absorption of the Control of the

Bure "Sone" Are arteette Bred

Business Chunces.

M'DONALD & WIGGINS, OLD RELIABLE BUSINESS BROKERS AND PROMOTERS. Capital and partners furnished merchants, manufacturers and others desiring to extend business; stocks, bonds soil; money for legitimate purposes. Out-of-town concerns given prompt attention. Telephone, No. 2409 Cortlands. OIL STOCK-Large Co. just organized with leases of 5.000 acres in the heart of the Chio oil dis-trict, desires to sell a limited amonut of shares at the each for the purpose of development; this is a repulpe, good constraint.

me, good opportunity.
McDONALD & WIGGINS, 257 Broadway. LARGE MFG. of ladies' wearing apparel, this city; hrough lilness, desires to retire; capital required, about \$30,000; average sales, \$150,000 annually; to a practical man this is an unusually good oppor-MeDONALD & WIGGINS, 257 Broadway.

\$1,000—SHORT LOAN required: liberal interest; highest reference furnished. McDONALD & WIGGINS, 257 Broadway. PROPERTY to lease, 3 floors and basement, size 663112; 30,000 feet space; completely furnished with automatic two sources water power supply mill construction, insurance rate, stock companies, one-third of 1 per cent, mutual averages the same; can load and unload from cars; factory now occupled by the Stanley Electric Mfg. Co. Apply to McDONALD & WIGGINS, 257 Broadway. \$1,000-MILLANG business located in a busy town short distance out in New Jersey. McDONALD & WIGGINS, 257 Broadway. \$20,000 WILL give third interest in a valuable Rheumatic Cure; highly indersed. Apply to McDONALD & WIGGINS, 257 Broadway. \$10,000 PARTNER wanted for most desirable McDONALD & WIGGINS, 257 Broadway. HOTEL, including property; all year house; hort distance out on Long Island; price, \$35,000; McDONALD & WIGGINS, 257 Broadway. LARGE DOUBLE PLAT on DeKalk av., Brooklyn, price, \$12,000 easy terms, income \$1,224 yearly. McDONALD & WIGGINS, 257 Broadway.

CAPITAL WANTED to apply on first mortgages, taxes, property: investment fully protected; liberal interest allowed.

McDONALD & WIGGINS, 257 Broadway. \$1,000-BUSINESS suitable for a lady; good McDONALD & WIGGINS, 257 Broadway. PIRST-CLASS millinery and dressmaking es-tablishment 20 miles out; busy city; price \$1,500. McDONALD & WIGGINS, 287 Broadway. DOUBLE BOARDING HOUSE; select neighborhood, Brooklyn, established 15 years; for sale, \$5.000; sickness cause.

McDONALD & WIGGINS, 267 Broadway. SHOE STORE: established 14 years; Fulton street, Brooklyn; price \$4,000.

McDONALD & WIGGINS, 267 Broadway.

\$200 HAND LAUNDRY in The Bronz; good McDONALD & WIGGINS, 267 Broadway. ACTIVE PARTNER WANTED by well-known old established wholesale wine and liquor business, this city: \$50.000 required.
McDONALD & WIGGINS, 257 Broadway.

\$50,000—PARTY WANTED with this amount by arge manufacturing company for the purpose of urther development, highest references furnished; only the company to the purpose of McDONALD & WIGGINS, 257 Broadway. THE MOST HANDSOMELY FITTED restaurant on Breadway: for sale, \$6,500.

McDONALD & WIGGINS, 257 Breadway. \$20,000 MANUFACTURER, this city, desires loan: nvestment doubly secured; liberal interest. McDONALD & WIGGINS, 257 Broadway. \$5,000 BUYS CAFE and quick lunch: elegantly equipped; location, most prominent thoroughfare; Philadelphia, Pa.; receipts \$100 daily, long lease; low rent; cause of selling has other business; full McDONALD & WIGGINS, 257 Broadway.

\$7,000 BUYS HALF INTEREST trucking business old established location New York city: \$9,000 of contracts always on hand: very highest of references, strictest of investigation allowed; apply McDONALD & WIGGINS, 257 Broadway. SHOE STORE for sale, with or without stock d established: location city of Philadelphia, a.; investigate this opportunity, Apply McDONALD & WIGGINS, 257 Broadway. \$7,000 BUYS old established confectionery, ice-cream manufacturing business, including fue-property located prominent thoroughfare New York city: all the appliances that are necessary; cause of selling, going out of business. Apply McDONALD & WIGGINS, 257 Broadway. \$30,000 BUYS one-third interest newly patented device to close ladies' dresses in the back, something new; just patented, capital needed to push the same. Apply McDONALD & WIGGINS, 257 Broadway.

STOCK FOR SALE—700 shares at \$20 per share; old established importing business, now in operation, located New York city; including salaried position of \$150 monthly; elegantly equipped plant; very highest of references; full particulars, apply at McDONALD & WIGGINS, 257 Broadway. \$3,000 CASH buys old established hotel; location lose to Englewood, N. J.; investigate this opportunity. Apply & WIGGINS, 257 Broadway. \$3,000 BUYS patented non-puncturable pneu matic tire: positively the best on the market owner has other business, reasons for selling McDONALD & WIGGINS, 267 Broadway.

\$5,000 BUYS 11 room house nicely equipped with all improvements, located in Plainfield, N. J. Ap-ply to McDONALD & WIGGINS, 257 Broadway. McDONALD & WIGGINS, 257 Broadway. A PHOTO ENGRAVING plant located down-

POR SALE in Massachusetts, an old established notor carriage, bicycle, typewriter, etc. business it a reasonable price. Apply to McDONALD & WIGGINS, 257 Broadway. \$15,000 LOAN WANTED first mortgage on property valued at \$45,000, property consists of a cottages and II acres of land and the hotel. Apply to McDONALD & WIGGINS, 267 Broadway.

HOTEL close to Englewood, N. J. for saie; price, \$2,000 BUYS fine furnished from house located on Lenox avenue city house full the year round; mountly prints average \$100 rent moderate long lease, going out of the business cause for selling. MONEY SPECIATION Make your unner are a steady incide \$25 special invested this will each \$0 per cent to \$0 per cent munthly,

Fifth Ave. Auction Rooms, ADMINISTRATORS' SALE WM. A. PAINT and INCHEST W. OF BOSTON. Administrators.

EXTREMELY VALUE OF COLLECTION CONTRACTOR OF DESTRUCTION OF STREET BLUE PLATES PLATTERS. Chiefly Relating to American Biniary.

FREDERICK A. OH BERT.

THE RESERVE OF THE PARTY OF THE friday Atternoon, Nos. 641.

the first capacity of the first first and

For other accommence under the freeding are Eight logs that Eugeneen

PRIVATE HOUSES.

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Announcement was made yesterday that the Edward Clark estate is about to erect eighteen five-story American basement dwellings in Seventy-fourth street, between Central Park West and Columbus avenue, from plans by Percy Griffin. The special significance of the announcement lies in the fact that the houses are not to be placed upon the market for sale but are to be let out to tenants and operated by the estate as a permanent investment. It is commonly as a permanent investment thought that it no longer pays in Manhattan to hold private houses for the sake of the rental income. This opinion is undoubtedly true with respect to low and mediumpriced dwellings. The net incomes formerly obtained from such dwellings have been reduced to the vanishing point by rising land values and correspondingly high taxes. as well as by competition from elevator apart-ment houses. But this opinion does not hold good with regard to residences of the highest type of construction in uniquely advantageous locations. Residences of this kind enjoy a monopoly character which excepts them from the full force of the competition felt by dwellings of the lower gr des. The line of demarcation between profitable and unprofitable dwellings, whether considered from the renting or selling stand-point, may be said to be determined by the cost of the land. Private houses are beare too expensive to stand improvement with apartments. On the West Side, where the common type of apartments is the semifireproof housekeeping flat, it is thought that the maximum price at which lots can profitably be improved under the new Tenement House law with semi-fireproof house-keeping flats will be about \$20,000. The Clark estate site, on the other hand, is probably worth about \$35,000 a lot. No doubt the estate has been influenced in its deter-mination to build private houses by the consideration that this kind of improvement will react more favorably than any other on its existing investment holdings in the im-mediate vicinity, which include the Dakota in Central Park West, between Seventy-

ecastruction. The new Clark estate houses will con-stitute the largest group of the most ad-vanced type of modern dwellings in the city that will be available for hire. They will be equal in character and location to the bulk of those that are successfully offered for sale in the market at upwards of a hundred and fifty thousand dollars each. That they will find a ready tenantry may be argued no less from the experience of the brokerage market than from the growing frequency of reports of leases of private houses at prices rising as high as \$10,000 a year. Given a renting demand for houses equal to the best that find a ready sale, the cost of operating private dwellings is less than that for any other class of investment real estate, and the example of the Clark estate in its present undertaking will, therefore, be of the greatest value to the market, because it serves to direct attention to a class of property that has so far received little attention from prestors.

second and Seventy-third streets, and nearby

groups of high grade residences. Never-theless, the present undertaking would not

have been justified if the level of land values in the neighborhood had not been sufficiently high to exclude semi-fireproof flat-house

The new Clark estate houses will be of reproof construction, covering the full width of a 25-foot lot, and containing every modern convenience, including electricele waters. In these respects, however, they will not be exceptional. They will merely follow the standard toward which privatehouse construction is tending to on both the West and East sides and in the Murray Hill section, or in every exclusive private residence locality south of 110th street. This tendency has not, perhaps, been as yet so strongly marked on the West Side as in the other districts mentioned. But here also those builders who have recornized the current tendency and acted on it have been uniformly successful, while there grade houses unsold on the West Side that have remained on the market for upward of a couple of years, some of which, indee have passed through foreclosure proceed-ings. The tendency of private house construction to recede to high-priced lands and to take the form of high-grade workmanship is illustrated by the statistics of the Building Department in 1890 plans were filed in Manhattan for 841 dwellings at an average

fallen to 332, while the average cost rose Since then the tendency has been still more pronounced During the first half of the cur-rent year only eighty-six houses were; lanned and started—the figures for 1890 and 1890 include a small proportion of houses, not exceeding 10 per cent, that were projected but not actually built. The private houses planned and started in the first half of the present year were distributed as follows On the East Side, 21 dwellings averaging, apart from the land, \$70,381, south of Fifty ninth street, 15 dwellings averaging \$56,433; on the West Side. 21 dwellings averaging \$54.616 porth of 125th street. 29 dwellings averaging \$12.848. The principal decrease of private-house construction has been north of 110th street, beyond which only 29 houses were undertaken from this year's plans,

cost, apart from the land, of \$15,130.

current year do not fully represent the vol-ume of construction on the East Side and the seventice and eightes, between and their quotations range generally from \$140,-900 to \$400,000 This last-mentioned price was paid by Jacob H Schiff to J and J Farley for No set Fifth avenue, and it is said that McCafferty & Buckley received \$250,000 from Henry Suegei for the dwelling on the south-west corner of Madison avenue and Eighty-second street, sold last week. Below Fiftymuch street the proportion of speculative and of the work being undertaken on engtime the sorre being indertaged to note that the same time the second for awarers accounts at the same time the account successes of speculative builders on the Colombia College and St. Lance Himporal artes now being duplicated on the formatic terphan Asylum biocas about that scarcity of available sizes in the riner security of available sizes in the riner featuring on epeculative building below the Festivation on epeculative building to be for the Festivation on epeculative building to be for the Festivation on epeculative building to be for the Festivation of the Festivation on epeculative full analysis of the first symmetric and for the first symmetric for the first

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eest of current private house construction on the West Side extends from 100th to 108th streets, between Riverside Drive and West End avenue. This stretch forms an almost level plateau, rising abruptly from the rive and shutting out of view the railroad tracks below, while commanding a wide sweep of the Hudson with its majestic setting. The plateau has been almost wholly restricted and on it are in the neighborhood of fifty houses finished or nearing completion from this and last years' plane. These houses are nowise inferior in construction to the bulk of those going up in the Fifth avenue district, range in market value from \$35.000 to \$125,000, with possible exceptions below and above these figures. They are the products of such builders as Perez M. Stewart H. Ives Smith, Joseph A. Farley, James Livingston, Peter Wagner, John C Umber-field and Robert Wallace, all of whom have been identified with the building up of the West Side since it was made available for residences by the opening of the elevated railroad, and who have had a share in the evolution of dwelling house construction west of the Park from a product that sold at \$15,000 and less to one valued well into eix

figures.

This plateau, because of its natural location, the high character of the improvements already undertaken, and its situation with reference to the Rapid Transit road, is un doubtedly destined to be one of the most exclusive residence sections on the West Side. The effect of rapid transit on this locality which is already restricted to dwellings, is, of course, a foregone conclusion. What effect, however, the road will have on othe localities it would be hazardous to attempt to forecast. It has been thought that the road will stimulate private house construction on Washington Heights and ele-vator apartments on the West Side If, however, the current tendency of private house construction to recede to high-priced land is a permanent fact, as it probably is, the road will logically encourage private house construction on the West Side at the expense of flats. Indeed, there seems good reason to believe that as soon as the road is opened a process of replacing inferior with costlier dwellings will be begun in some sections west of the Park, similar to that now seen east and south of it, which must shortly expend itself there. The price of lots, in the seventies, for example, between River-side Drive and West End avenue, is already at a point where builders can see a profit in replacing the existing dwellings with new ones of a higher grade as soon as the necessity shall arise from exhaustion of the few available vacant plots remaining on the West Side. The district north of the Park, including

that part of Washington Heights accessible to the elevated road, contains a larger pro-portion of unsold new houses than any other in the borough. Many of these houses were undertaken before electric current for elevators was introduced uptown and before it was known what effect elevator apartments would have on private dwellings
If Washington Heights is to be built up without any concerted action on the part of specu-lators the result will hardly be satisfactory as regards private house construction. On the other hand, most of the land on the Heights is now in the hands of a few strong operators, who have it in their power to re strict by law suitable parts of it to dwellings. Such a policy, if properly carried out, would create and keep distinct from each other, dwelling and flat house neighborhoods, and so accomplish with gain to speculator as well as home buyer what now accomplished at great waste of capital through the slow operation of economic law. As it is, the new houses offered for sale north of the Park are of superior intrinsic value to those that were built a few years ago on lots of corresponding price on the West Side, for builders of private houses of whatever grade have recognized the neceseity in the past couple of years to accommo-date their products to an increasingly critical and exacting temper on the part of the sales market.

Real Estate News.

Albert B. Ashforth and R. H. McDonald have sold for Henry Harper to Francis H. Leggett No. 269 Madison evenue, a four-story brownstone dwelling, on lot 28.5x100 e seller bought it in 1877 for \$55,000. Louis Schrag has sold for the Henry estate No. 53 West Twenty-fifth street, a four-story and basement dwelling, on lot 25x98.9. McVickar & Co. have sold for the Baker estate a plot of thirty lots on the south side of 186th street, comprising the two block nue. The property fronts about 155 feet on

and 157 feet on Eleventh avenue.

William P. Douglass has sold to R. Amsinck No. 78 Beaver street, running through to No. 125 Pearl street, a four-story building on lot 18x26.5122x03.6. The property ad-joins the old Journal of Commerce Building. fronting on Hanover, Pearl and Beaver streets, which Mr. Amsinck owns, and it is

with a view to extending this structure that be has made the present purchase Jackson & Stern have sold to Packtman & Levin Nos. 144 to 148 East Twenty-second street, old brick buildings, on plot 60188 2 The buyers will erect an apartment house Gold Nos. 219 and 221 Seventh street, two old four-story buildings, on plot 48x97 6 The buyers will erect a six-story tenement Al Hayman, the theatrical manager, took 1432 Broadway, on the southeast corner of Fortieth street. The consideration was nominal. Mr Hayman recorded a mort gage of \$250,000 on the property to Daniel Frohman.

Real Fatate Transfers.

DOWNTOWN.
(South of Fourteenth st (South of Fourteenth at )

2d at 248, a a 24 8x106-11, Davis Rosenkrants to Samuel Turber, mige \$85,000
Cherry at 407, a a 20x86 8x20x8xx Max N Bernstein to Max Wachtsmax, mige \$10,000

Cliff at 8 a a a 8 8x1 a w Fulton at, runs a c 103 11x a w 22 4x a w 102 3 to Cliff at a c a 22 8 to beg. Florence H Eager to Adeline at Garretson, r a \$10 75, a 410 They at 152, a a 25x100 5, Mary B Paymar to Hyman Harris, r a \$10 75, q a East of Fifth as between Fourteenth and 11th se Path at 406 E. Phases John V Moavoy, referred to Mary B Paymias r s 23 to mise \$10.500 at a 50.10 Francos Aleito to Aleasandro Hedogram r s 1.000 migr \$15.000 at c

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